

73 FOXLEY STREET

Steps from Everything. Miles from Ordinary



FM

THE DETAILS

City Energy, Neighbourhood Soul

In the coveted core of Trinity Bellwoods, 73 Foxley St sits perfectly poised at the intersection of downtown energy and residential ease. This unassuming home commands attention not with bravado, but through thoughtful design, enduring materials, and understated elegance.

Inside, a restrained palette of warm neutrals, sculptural lines, and organic textures sets a tone of calm sophistication. Coffered ceilings add architectural interest to the open-plan living space, while heated floors beneath offer tactile comfort and seasonal ease.

The design-conscious gourmet kitchen is a showstopper on its own. Outfitted with marble countertops, a chef-approved professional gas range, wall-mounted pot filler, tailored cabinetry, and an expansive 4-person breakfast bar, it's a space designed for both everyday ease and elevated entertaining. Overhead, integrated surround sound throughout enhances the sensory experience with ambient sophistication.

Out back, a deep and versatile yard awaits—unfussy yet full of possibility. Whether hosting summer BBQs, enjoying slow mornings under the cabana, or setting up a workshop in the detached garage, the space adapts to life's rhythms with ease. Laneway housing potential adds another layer of long-term value.

Upstairs, three tranquil bedrooms and a generously sized four-piece bath (with heated floors!) deliver proportion and purpose. Newly installed hardwood, custom millwork, and a curated suite of updates reflect a home where intention is evident, and nothing feels extraneous.

Below, a fully finished and newly waterproofed basement with sump pump offers bonus utility, storage and peace of mind. Additionally, an "above-average" home inspection speaks to its integrity, while an extra-deep lot and a block abuzz with thoughtful reinvention suggest strong long-term potential.

Mere steps from Trinity Bellwoods Park, the Ossington Strip, and a constellation of the City's most revered culinary institutions (Mamakas, Linny's, Bernhardt's, and Badiali to name a few!)—this home delivers the rare harmony of urban vitality and neighbourly calm. Consider this your official invitation to live beautifully in one of Toronto's most storied enclaves.

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TRINITY BELLWOODS

Welcome To Your Neighbourhood

Trinity Bellwoods isn't just a neighbourhood—it's a lifestyle shaped by character, creativity, and connection. Anchored by the namesake park, it's one of Toronto's most iconic and sought-after enclaves, where heritage homes, modern architecture, and tree-lined streets co-exist with effortless charm. The area pulses with energy, yet offers a rare kind of calm—an urban pocket where city living feels both grounded and elevated.

At the heart of it all is Trinity Bellwoods Park, a sprawling green space that draws neighbours, families, artists, and dog-walkers alike. From lazy summer picnics to early morning jogs, the park is both a backdrop and a stage—an ever-evolving canvas of city life. It's where community flourishes, where quiet moments and spontaneous gatherings unfold daily.

Steps from the park, the streets surrounding Ossington, Dundas West, and Queen West form a vibrant cultural corridor. Independent boutiques, gallery spaces, cafes, and some of Toronto's most celebrated restaurants—like Mamakas, Manita, and Bar Vendetta—line these boulevards. Living here means your daily staples include pour-over coffees, artisan bread, and a constantly evolving dining scene, all within walking distance.

To call Trinity Bellwoods home is to embrace the best of city life without compromise. It's a place where people greet you by name, where you can walk to everything, and where the blend of old and new, calm and kinetic, makes every day feel quietly inspired. Whether it's a slow morning in the park or a spontaneous evening out, Trinity Bellwoods moves to a rhythm all its own—and it's one you'll want to be part of.







THE NEIGHBOURHOOD

Neighbourhood Amenities

RESTAURANTS & COCKTAILS

- Azhar
- Badiali
- Bar Bowie
- Bar Koukla
- Bellwood's Brewery
- Bernhardt's
- Bobby Sue's Mac and Cheese
- Bonito's
- Central
- Côte de Boeuf
- Favourties Thai BBQ
- Foxley
- Gia
- Golden Turtle
- Han Moto
- Imanishi
- La Banane & Bar Banane
- La Cubana
- Le Swan
- Linny's & Linny's Luncheonette
- Mamakas
- Mandy's Salads
- Manita
- Paris Paris
- Pho Tien Thai
- Reposado Bar & Lounge
- Superpoint Pizza

GROCERIES & HOME GOODS

- Clémentine Boutique
- Fresh Fruit Bay
- FreshCo Queen & Gladstone
- Jordan's NO FRILLS Toronto King St
- Longo's Liberty Village
- M&M Food Market
- Metro at West Queen West
- No Frills
- R & C Fruit and Flower Market
- Socco Living
- Sundays
- The Latest Scoop
- Trinity Bellwoods Farmer's Market (Every Tuesday Afternoon from Jun-Sept)
- Unboxed Market
- VdeV Maison

COFFEE & BAKERIES

- Andrea's Cookies
- Bang Bang Ice Cream
- Dear Grain
- Delysées
- Forget Me Not
- I Deal Coffee & Wine
- Jimmy's Coffee
- Nadege
- Pilot Coffee Roasters
- Rooms Coffee / 134 Ossington
- Sam James Coffee

PARKS & GREENSPACE

- Fred Hamilton Park and Playground
- Osler Playground & Off Leash Dog Area
- Stanley Park
- Trinity Bellwoods

PRIVATE SCHOOLS

- Westside Montessori School - Kensington Market (PK-8)
- Westside Montessori School - Dufferin Grove (PK-8)
- Discovering Minds Montessori (PK-3)
- The Orchard Montessori School (PK-8)
- Braemar College (Grades 9-12)

PUBLIC SCHOOLS

- ÉS Toronto Ouest (Grade 7-12)
- Parkdale Collegiate Institute (Grades 9-12)
- ÉÉ Pierre-Elliott-Trudeau (PK-6)
- Alexander Muir/Gladstone Ave Jr & Sr Public School (PK-8)
- Givins/Shaw Junior Public School (PK-6)

CATHOLIC SCHOOLS

- ÉSC Saint-Frère-André (Grades 7-12)
- ÉÉC du Sacré-Coeur-Toronto (PK-6)
- Pope Francis Catholic School (PK-8)
- St. Mary Catholic Academy (Grades 9-12)

WALKSCORE & TRANSIT

- 97 Walkscore
- 92 Transitscore
- 87 Bikescore

COMMUTE TO UNION STATION

- 7 Minutes by Car
- 19 Minutes by Transit
- 12 Minutes by Bike
- 60 Minutes by Foot

RAIL LINES

- 505 Dundas
- 501 Queen
- 301 Queen

BUS LINES

- 63 Ossington
- 363 Ossington Night Bus
- 329 Dufferin Night Bus
- 29 Dufferin
- 506 Carlton
- 306 Carlton





ABOUT US

Fox Marin

From the Junction to Riverdale, Little Italy to Yorkville, and all of the wonderful neighbourhoods in between – Fox Marin knows Toronto Real Estate.

We offer an exclusive and customized real estate experience to clientele in central and downtown Toronto.

Led by veteran Real Estate Brokers Ralph Fox and Kori Marin, the talented team at Fox Marin Associates brings a wealth of experience, integrity and compassion to the business.

Fox Marin's diverse background extends well beyond real estate.

This team of tenured resumes brings involvement in marketing, international business, branding, and design into the Fox Marin fold.

If you are interested in Toronto real-estate or looking to buy, sell, invest or lease a property, know that you have the right partner in your corner to look after you and your family every step of the way.

Customer-First Philosophy

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

More than this, the way we do business is constantly evolving. We're always adapting our approach to provide the most competitive and progressive methods that allow us to service clients at all different price points, from various circumstances and diverse backgrounds. We pride ourselves on working harder, and more effectively than everyone else regardless of the size of your transaction.

Whether you're a first-time homebuyer, seasoned investor or large-scale developer, our clients benefit from our high standards of integrity and customer experience.

It's Fox Marin's dedication to going above and beyond that gives every client the true advantage of buying, selling and investing in Toronto residential real estate.



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Working With Fox Marin

OUR FM APPROACH



Fox Marin offers an exclusive and customized real estate experience to clientele in central and downtown Toronto. Working with us at FM means you're getting a best-in-class team to guide you every step of the way. As your real estate partners, we tailor the experience for your needs. Why? Because every transaction and every client is different. After all, a first-time homebuyer has distinctly different needs from a sophisticated investor. And, we get that.

The Fox Marin philosophy has always been to invest our time and resources where they belong: that being squarely on our clients, and to provide them with the best possible experience, guidance and value. The foundation of our business is based on the principle that if we continue to offer the highest possible level of customer service, then the business would take care of itself.

We truly believe our clients deserve the best possible representation. At Fox Marin, we are continually striving to up the ante. That's why we offer customized digital & print marketing, an in-house staging and design team, an on-site market analyst and expert knowledge on the macro & microeconomics of the Toronto real estate marketplace. Throughout the entire process, you can expect communication, transparency and responsiveness – all things that are paramount to our approach. And we'll have some fun along the way too!

Our collaborative team is made up of experts who come from a diverse set of backgrounds in real estate. We're a group that comes from entrepreneurship, business, marketing, contracting, staging and design. We have an in-depth knowledge of Toronto, its diverse neighbourhoods and best of all – we bring top-notch practices from other industries and our own local experience into the mix. Not to mention, we're all homeowners and investors ourselves. We know what it feels like to jump in with both feet!

When you work with the Toronto Real Estate Brokerage Fox Marin, you will have our entire team standing right behind you (and one step ahead of you) the entire time!

At Fox Marin, our focus is exactly where it should be – on our clients. In all of our interactions, it's the little things we do that matter the most, that in turn create trusting and long-term rewarding relationships. We set ourselves apart by delivering a thoughtful and personalized customer experience that is unrivalled. At all times, we continually strive to ensure that our clients feel important and well looked after. At our core, our mission is to protect our clients' long-term best interest with every decision made and action taken.

Jessica Spillas

BROKER, VP OF SALES



From the moment that urban enthusiast Jessica Elizabeth Spillas first learned about Fox Marin's passionate approach to buying, selling, and investing in Toronto Real Estate back in 2014, she was hooked. As the Team's Senior Broker and Vice President of Sales, Jessica has developed a broad base of experience, encompassing a wide range of property types and neighbourhoods both in and outside of the downtown core.

Known for her unparalleled professionalism, integrity, and exceptional service, Jessica is a natural over-achiever with a keen ability to listen and genuinely understand client needs. Dedicating herself fully to the cause, Jessica will over-communicate and take the time to develop a strategic plan that will allow her clients to achieve their goals, with long-term thinking at the helm.

At her core, trust, education and client satisfaction are Jessica's utmost priority when working with buyers and sellers alike. Brutally honest at all times, Jessica believes that being an objective third party to help clients rise above a challenging market is the best approach to delivering expert consultation, realistic expectations and exceptional results.

Initially starting her Real Estate career as the firm's multi-talented Business Development Manager - working behind the scenes on the entire Team's negotiations, marketing initiatives, and data analysis, it is through this wealth of diverse experience that now allows Jessica to help her own clients navigate through the nuances of Toronto's real estate market with confidence and context.

Get to know Jessica better, and you'll learn that her passionate, "go-getter" attitude doesn't apply just to her work. Indeed, it shines through everything she does: from her early years dedicated to Classic Ballet to her tenure with a leading Architectural and Development firm located in Toronto's downtown core, and back down to the travel bug that has led her to explore some of the most vibrant & diverse cities around the world.

When she is not developing pricing analysis', or keeping clients updated on the latest industry trends, Jessica finds passion in the culinary arts, film & media, and exploring the City of Toronto that she calls home with her husband and rescue dog Bowman.

FOX MARIN

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